LOT 3 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2372/835

EVANS JERRIE S
P O BOX 1350
DOUGLAS, GA 31534

2025

00-SB-30-1942-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

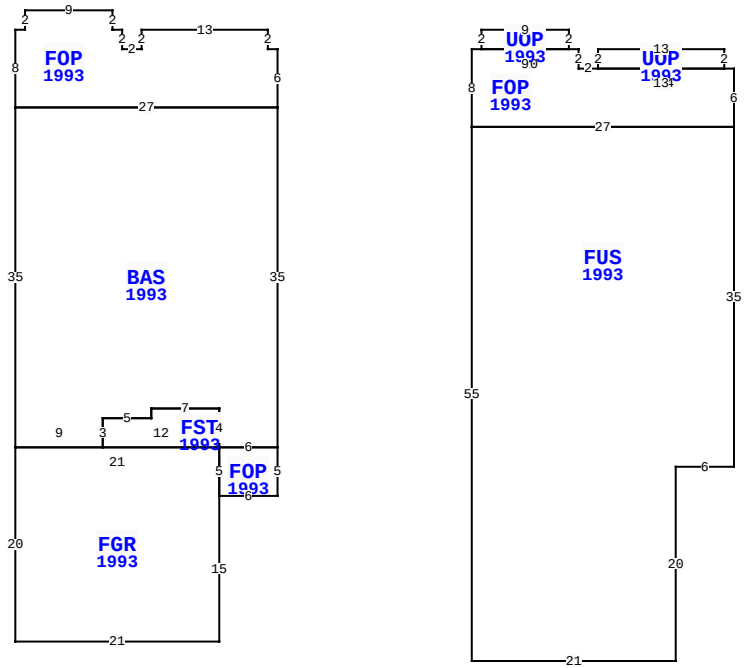
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	1993	902	119,679
FGR	420	55	1993	231	30,650
FOP	30	30	1993	9	1,194
FOP	184	30	1993	55	7,297
FOP	228	30	1993	68	9,022
FST	43	55	1993	24	3,184
FUS	1,365	100	1993	1,365	181,111
UOP	18	20	1993	4	531
UOP	26	20	1993	5	663
TOTALS	3,216			2,663	353,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,663	157.0176	157.02	418,144	1993	1993	0	0	0	15.50	84.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2267 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

4944 SEA WATCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	353,332
TOTAL MARKET OB/XF VALUE	5,735
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,459,067
SOH/AGL Deduction	184,038
ASSESSED VALUE	1,275,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,275,029
TOTAL JUST VALUE	1,459,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,443,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012994	REMODEL	28,000	12/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0835	6/26/2020	WD	Q	I	02	1,055,000
GRANTOR: KINDRED WILLIAM T & B						
GRANTEE: EVANS JERRIE S						
2027/0337	2/03/2016	WD	Q	I	01	790,000
GRANTOR: LAWS ANN T						
GRANTEE: KINDRED WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8
BAS=[YR=1993] S35 FGR=[YR=1993] S20 E21 N15 FOP=[YR=1993] E6 N5 W6 S5$ N5 FST=[YR=1993] N4 W7 S1 W5 S3 E12$ W21$ E9 N3 E5 N1 E7 S4 E6 N35 W27$ E27 N6$ PTR=E20 FOP=[YR=1993] E1
UOP=[YR=1993] N2 E9 S2 W9 $ E10 S2 E2UOP=[YR=1993] N2 E13 S2 W13$ E14 S6 FUS=[YR=1993] S35 W6 S20 W21 N55 E27$ W27 N8$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0811	CONCRETE B	0	0	0	0	988.00	SF	5.20	5.20	100	1993	1993	3	64	3,288	
3	0858	SCULP CONC	0	0	0	0	88.00	SF	13.00	13.00	100	1993	1993	3	88	1,007	

LAND DESCRIPTION

TOTAL OB/XF 5,735

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 07/30/2025 BY SYS